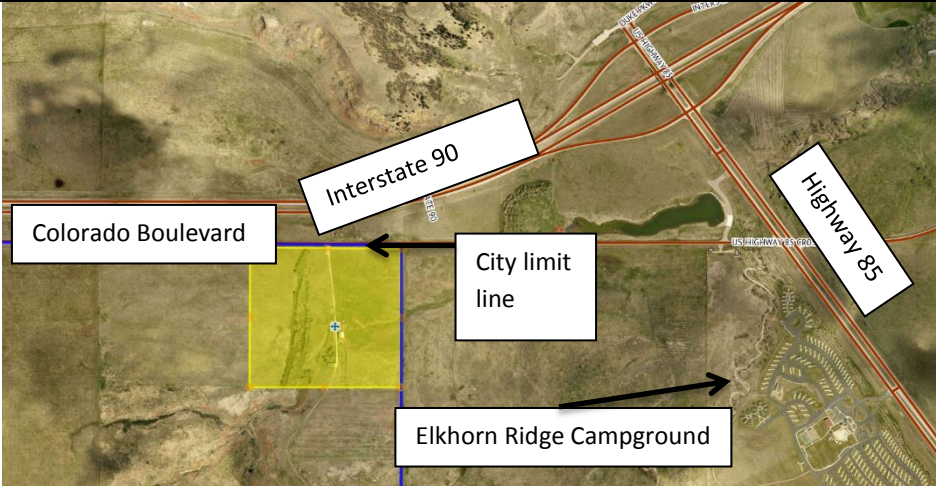




Spearfish Planning Commission Staff Report
Meeting Location: City Council Chamber, 625 Fifth Street, Spearfish SD
57783

Staff Contact:
Jayna Watson, City Planner, 605-717-1122;
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Daniel Van Holland, Assistant City Planner, 605-717-1126;
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MEETING DATE AND TIME:	Tuesday, January 21, 2020 at 3 P.M.
APPLICANT:	John Bartelson
REQUEST:	Approve a voluntary annexation and change of zoning
ACTION:	Set a public hearing for February 4, 2020
CURRENT ZONING:	A-1 General Agriculture (County Zoning)
PROPOSED ZONING:	AG (City Zoning)
LOCATION:	 <p>6025 E Colorado Boulevard</p>
SUMMARY:	This request will annex 39.49 acres into the city, allowing the applicant to hook up to a water main in Colorado Boulevard

BACKGROUND AND HISTORY:

- Property is currently zoned in county as A-1 General Agriculture
- Site currently not connected to city infrastructure
- Contiguous to Vieland property
- City limits are located north, across Colorado Boulevard and also border the property to the east.

PROPOSAL DETAILS:

There is no immediate plan for development except for making a water connection. This proposal would bring 39.49 acres of contiguous land into city limits and allow the owner to connect the property to a city water main serving Elkhorn Ridge to the east.

STAFF ANALYSIS:

Infrastructure

The owner will tap the water main along Colorado Boulevard with an 8” pipe then reduce to what size is needed to serve the property. This would allow the city to serve other properties and prevent a proliferation of smaller taps.

If sewer services were needed in the future, the developer would need to build a gravity flow to the Elkhorn Ridge lift station.

Comprehensive Plan

This property falls under the “Developing City” definition of the Comprehensive plan. Per the Comprehensive Plan, the city will:

Include lands that could be annexed or potentially served by future city infrastructure in the 3 mile extra territory platting jurisdiction.

The land to be annexed is immediately adjacent to city limits, thus falling within the 3 mile extra territorial jurisdiction and is actively seeking to be served by City infrastructure. Annexation of this property is in line with the City’s strategies for the Developing City in the Comprehensive Plan.

PUBLIC COMMENTS: Property owners within 200 feet and inside city limits will be notified of public hearing. The staff report will be submitted to Lawrence County for review and comment.

STAFF RECOMMENDATION: Set a public hearing for February 4, 2020

ATTACHMENTS: Page 3 - Images of the Property

